

County of Bernalillo

State of New Mexico

Economic Development Department

One Civic Plaza NW, 10th Floor, Suite 10111 Albuquerque, New Mexico 87102 Office: (505) 468-7185 www.bernco.gov

Narrative Information Sheet
FY2019 Community-Wide Assessment Grant Application for
Petroleum & Hazardous Substances Brownfields
Bernalillo County Coalition, New Mexico
RFP NO.: EPA-OLEM-OBLR-18-06

1. Applicant Identification

Name: Bernalillo County Planning & Development Services Department

Address: 111 Union Square Street SE, Suite 100

Albuquerque, New Mexico 87102

2. Funding Requested

a. Assessment Grant Type: "Coalition."

b. Federal Funds Requested

- i. \$600,000
- Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit. <u>NOT APPLICABLE</u>

c. Contamination: \$396,000 Hazardous Substances \$204,000 Petroleum

3. Location

The grant will be used in following areas in Bernalillo County:

- a. South Valley CDP, Bridge Boulevard Corridor, Rio Bravo Corridor, Broadway Boulevard Corridor
- b. Pueblo of Isleta and/or Laguna or Sandia Pueblo (tribal lands)
- c. City of Albuquerque
- 4. Property Information for Site-Specific Proposals

Provide the property name and complete site address, including zip code. NOT APPLICABLE

COMMISSIONERS

Maggie Hart Stebbins, Chair, District 3 Debbie O'Malley, Vice Chair, District 1
Steven Michael Quezada, Member, District 2 Lonnie C. Talbert, Member, District 4 Charlene E. Pyskoty, Member, District 5

ELECTED OFFICIALS

Tanya R. Giddings, Assessor Linda Stover, Clerk Cristy J. Carbón-Gaul, Probate Judge Manuel Gonzales III, Sheriff Nancy M. Bearce, Treasurer

5. Contacts

a. Project Director

Name: Enrico Gradi, Director Planning & Development Services Department

Phone: (505)314-0385 Email: egradi@bernco.gov

Mailing address: 111 Union Square Street SE, Suite 100

Albuquerque, New Mexico 87102

b. Chief Executive/Highest Ranking Elected Official

Name: Julie Morgas Baca, County Manager

Phone: 505-468-7000 Email: jmorgasbaca@bernco.gov

Mailing address: One Civic Plaza 10th Floor Albuquerque, NM 87102

6. Population

Target Area	Population
South Valley CDP	41,391
Bridge Blvd Corridor	(1)
Rio Bravo Blvd Corridor	(1)
Broadway Blvd Corridor	(1)
Isleta Pueblo CDP	403
Laguna Pueblo CDP	1,410

⁽¹⁾ These unincorporated areas are in South Valley CDP. Since the population of South Valley is provided the population of these areas is not listed separately.

7. Other Factors Checklist Please identify which of the below items apply to your community/proposed project.

Other Factors				
Community population is 10,000 or less.	1			
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1			
The priority brownfield site(s) is impacted by mine-scarred land.	NA			
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2			
The priority site(s) is in a federally designated flood plain.	2			
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.				
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.				

8. <u>Letter from the State or Tribal Environmental Authority</u>

A letter from the New Mexico Environment Department is attached.



JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO ENVIRONMENT DEPARTMENT

Ground Water Quality Bureau
1190 South St. Francis Drive (87505)
P.O. Box 5469, Santa Fe, New Mexico 87502-5469
Phone (505) 827-2900 Fax (505) 827-2965
www.env.nm.gov



Acting Deputy Secretary

December 13, 2018

Deanna Archuleta Director of Economic Development Bernalillo County 415 Tijeras NW Albuquerque, NM 87102

RE: Acknowledgement Letter for Bernalillo County Coalition EPA Brownfield Community-Wide Assessment Grant Proposal

Dear Ms. Archuleta:

The New Mexico Environment Department (NMED) offers our enthusiastic support of the EPA Brownfields Community Wide Assessment (CWA) Grant proposal to be submitted by the Bernalillo County brownfields coalition (the Coalition) for the fiscal year 2019 grant cycle. EPA grant funds will allow the Coalition to inventory and assess brownfield sites impacted by petroleum and hazardous substances, plan for cleanup and reuse of priority sites throughout Bernalillo County and engage the public throughout the planning and site revitalization process. The proposed CWA project will support EPA's economic development and environmental cleanup efforts by identifying environmental concerns and positioning brownfield sites for reuse.

The NMED has collaborated with Bernalillo County multiple times and plans to continue the excellent working relationship if this grant is awarded. As an example of ongoing collaboration with Bernalillo County and the Coalition, NMED has committed to conduct a Phase II Environmental Site Assessment (ESA) of the former Bridge Boulevard motor lodge as funding permits, and as deemed needed by the Recognized Environmental Conditions found in the Phase I ESA being conducted on the property by EPA. This brownfield priority site is included in the Bridge Boulevard Corridor target area.

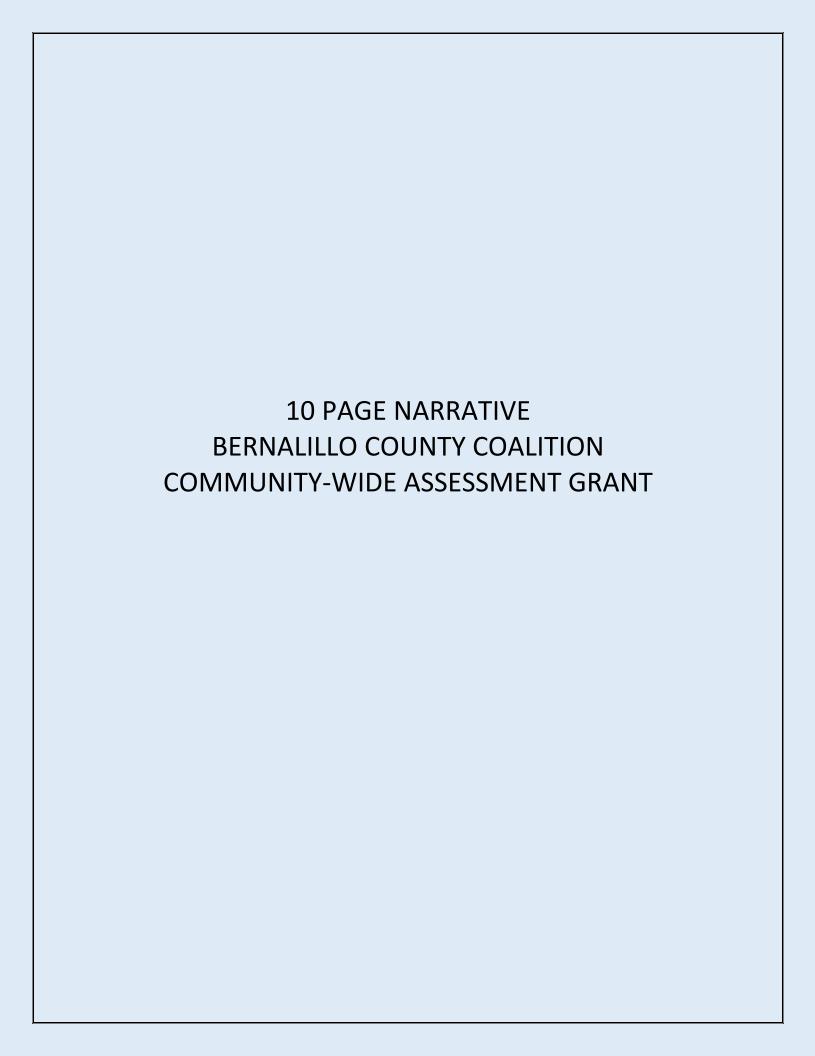
Our staff are excited to work with Bernalillo County and the Coalition on this project. Please contact me at (505) 222-9522 or justin.ball@state.nm.us if you need further information.

Sincerely,

Justin Ball, Acting Program Manager Remediation Oversight Section Ground Water Quality Bureau Deanna Archuleta 12/13/18 Page 2 of 2

Paul Johnson, USEPA Region VI, <u>Johnson.Paul@epa.gov</u>
Mary Kemp, USEPA Region VI, <u>Kemp.Mary@epa.gov</u>
Denise Williams, USEPA Region VI, <u>Williams.Denise@epa.gov</u> cc:

ROS Reading File



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Target Area and Brownfields – Background and Description of Target Area: Bernalillo County (County) has a population of 674,855⁽¹⁾. It is the most populated County in NM with one-third of the state's residents including the City of Albuquerque. Bernalillo County was one of seven partidos established during Mexican rule. In 1852, within two years of the creation of the NM Territory, Bernalillo County became one of that territory's nine original counties. It has a 60% minority population with 18% living below the poverty level. Target areas include the unincorporated areas of **South Valley** and the following areas within **South Valley**: Bridge Boulevard (Blvd) Corridor, Rio Bravo Blvd Corridor, and Broadway Blvd Corridor. If priority brownfield sites are identified and funds allow, the grant will also be used in the Isleta, Laguna and/or Sandia Pueblos, each within the County and with a population of less than 10,000 Native Americans. Target areas have significantly more poverty and unemployment, are more heavily burdened, more distressed and are disproportionately affected by environmental justice issues. South Valley has a rich multicultural heritage. It has an 83.6% minority with 26.7% living below the poverty level. South Valley is bordered on the north, east, and half of its west side by the City of Albuquerque. The Rio Grande River runs north to south through the center of South Valley, it is one of the oldest communities in Bernalillo County, and many families trace their lineage to early 17th century settlers of the area, whose livelihoods were directly tied to agriculture until the early 1940s; there are some locations where homes are 100 or more years old. Prior to World War II hundreds of small, family-owned farms operated throughout the area raising crops and livestock. During the last 70 years urbanization and workforce development have increased dramatically in other areas of Bernalillo County, in contrast, South Valley was where the industrial facilities for the Country were located. For many decades these facilities have emitted hazardous chemicals and a decline in the general physical health/wellness of area residents has occurred (see incidence of adverse health effects in section 2.a.ii.(2). Based on a preliminary inventory prepared using NMED and 24 federal databases, it is known that in South Valley 57.9% of all property is vacant or underutilized and 83 of these have environmental records and are potential brownfields⁽²⁾. South Valley also contains two Superfund sites. Very shallow groundwater exists in the area which is connected to deeper groundwater that serves as the sole aquifer for Albuquerque and most of Bernalillo County. The impacts of soil and groundwater contamination from the historical operation of industrial facilities with leaking tanks and farms is widespread. Residents not connected to the water distribution system turn on faucets to find water that is discolored, odorous and potentially contaminated. Many of these residents use shallow domestic wells that are threatened by historical contamination, septic effluent and agricultural irrigation. Residents don't drink or cook with it and can use it only for washing but washing machines wear out quickly and those in an economically impoverished area have the added financial burden of having to buy water to live. The County and local Water Authority have limited funding and estimate it will require 13 years to hookup the water lines needed for the area. Prior to 1940 many thriving commercial businesses were present in **Bridge Blvd Corridor** including banks, grocery stores, gas stations, car washes, dry cleaners and restaurants were established along the. Motels were constructed to accommodate visitors who came to the area because of its the scenic beauty. In 1880 the Atchison Topeka and Santa Fe (ATSF) built one of the four largest ATSF maintenance facilities in the U.S. along Bridge Blvd. Life in the area changed forever with construction of the railyard. ATSF became the area's largest employer in the 1940s and as many as 50% of area residents worked at this facility. As Albuquerque grew on the east bank and better paying jobs were created, small family owned businesses on the west bank could not compete for workers and began to close. The Bridge Blvd business district declined significantly. Shuttered gas stations, dry cleaners and motels quickly emerged. Use of the ATSF Albuquerque facility was significantly curtailed by the railroad in the 1950s and it closed in the 1980s. By then the damage to the economy of Bridge Blvd and South Valley had been done. Residents near the road considered it to be the main way to leave the area or to travel elsewhere instead of a destination. A preliminary inventory and the Bridge Blvd Corridor Redevelopment Plan show that 47.4% of the property in the corridor is vacant or underutilized and at least 25 of these parcels have environmental records and may be brownfields^(2,3). County records show that as of 2017 20% of properties in the area had delinquent taxes and since 2013 there have been 294 environmental enforcement actions in the area including citations for illegal dumping. Property values and the health and economic wellness of residents living along the Rio Bravo Blvd and Broadway Blvd Corridors have also suffered during the last 100 years. The **Rio Bravo Blvd Corridor** is several miles south of and parallel to Bridge Blvd. This is an area with mixed residential and industrial zoning west of the Rio Grande River. Heavy industrial use and two federal Superfund sites are located in an *IRS designated Opportunity Zone* along Rio Bravo east of the Rio Grande River. A preliminary inventory shows that 86% of the property in this corridor is

vacant or underutilized and at least 4 of these parcels have environmental records and are potential brownfields⁽²⁾. Broadway Blvd Corridor is in the southeastern portion of South Valley east of the Rio Grande. It is an area where heavy industry was has operated for many years including numerous salvage yards, rail freight warehouses, shipping facilities, and meat processing plants. The inventory shows that 89.7% of the property in this corridor is vacant or underutilized and at least 22 of these parcels have environmental records and are potential brownfields⁽²⁾ and the entire corridor is in an IRS designated Opportunity Zone.

1.a.ii. Description of the Priority Brownfield Site(s): Bridge Blvd Motor Lodge (707 Bridge Blvd) was built in 1964 on prime real estate on the bank of the Rio Grande River. It was closed in 2009. The site currently includes several blighted structures - a motel, restaurant and retail space that are all abandoned and in unsafe condition. Although zoned for commercial use with good access via Bridge Blvd, uncertainty about the environmental condition of the buildings and the potential presence of asbestos and lead-based paint have stalled reuse or redevelopment. The County has secured access from the current property owner for Phase I and II investigations. The Dunn-Edwards Site (215 Rossmoor Rd) is in an IRS designated Opportunity Zone in the Rio Bravo Blvd Corridor. The site was used for paint manufacturing processes and warehousing of finished products from 1965 to 2008. Analytical results for groundwater samples collected from wells at the site show concentrations of benzene, toluene, ethylbenzene, and total xylenes that exceed NM Water Quality Control Commission standards. Redevelopment has been stalled due to uncertainty regarding the presence of petroleum and potentially other hazardous chemicals. Future potential use of this property would be ideal for a business that required warehousing and distribution space with limited office requirements. The County has secured access from the property owner for future assessments as needed. *Tito's Garage (829 Bridge Blvd)* is adjacent to other commercial properties and sits south of an established residential neighborhood. Two petroleum USTs were removed in 1991. Investigations conducted in 1991 and 1995 noted soil and groundwater contamination. After cleanup this property would be ideal for a small commercial business, perhaps a restaurant, bank or pharmacy. The County has secured access from the current property owner for additional Phase I and II investigations. Prince/Rio Bravo (323 & 329 Rio Bravo; 3801 Broadway; 3750 Prince) is in an IRS designated Opportunity Zone, close to the rail line and has a history of various heavy industrial and manufacturing use from 1900 to 1981 including a meat processing plant. These uses occurred both onsite and on adjacent properties. The County has secured access from property owners for Phase I and II investigations.

1.bRevitalization of Target Area 1.b.i. Redevelopment Strategy and Alignment with Revitalization **Plans:** During the last 20+ years (and since its prior brownfield grants) the County has performed extensive studies and developed several plans for revitalization of South Valley and the target areas. It was also during this period that the County secured \$24 million in federal funding from the Dept of Housing and Urban Development (HUD), the Federal Highway Administration (FHWA) and the U.S. Department of Transportation (DOT) to redesign, reconstruct and revitalize Bridge Blvd which is the third busiest road in the County and carries 25,000 to 30,000 cars per day. The plans that the County developed for South Valley include the Isleta/Bridge Business Survey (1995), the Bridge Isleta Revitalization Plan (1998), the Southwest Area Plan (2005), The Bridge Boulevard Village Center and Corridor Plan (2010), the Isleta Boulevard and Village Centers Sector Development Plan (2011) and the Bridge Boulevard Corridor Redevelopment Plan (2013). The County Public Works Department also created the Bridge Boulevard Redevelopment (Coors Blvd to 8th St.) website (http://www.bridgeboulevard.com/) and the Bridge Boulevard Village Corridor Redevelopment Plan overview (https://www.bernco.gov/public-works/bridge-boulevard-corridor-redevelopment-plan.aspx). All these plans identify the need for more and better infrastructure, appropriate zoning, and investment in underutilized or blighted sites to create a safe and pedestrian accessible main street, revive traditional commercial corridors and nodes, increase business and employment opportunities, maintain affordability for existing residents, and imbue renewed pride in the unique character of this community. There is also a preference for equitable development, and development that increases access to healthy food and health care. A summary of redevelopment strategy and how it aligns with existing plans include:

South Valley	Priority	Proposed Redevelopment Strategy & End Use Vision
Target Areas	BF Site	
Bridge Blvd	Former	A public-private partnership between the Bernalillo County Housing Authority and a developer
Corridor	Motor	includes demolition of existing structures and construction of an affordable senior living
	Lodge	community consisting of two 3-story buildings with living, community amenity and common
		area spaces. 58 units of one- and two-bedroom apartment homes rentable by seniors at or below
		30% Area Mean Income. The BCHA will assist with a clinic, Road Runner Food Bank pantry,

		fitness center, conference spaces, computer room and multipurpose room for resident events, and social service classes.
Rio Bravo Corridor	Dunn- Edwards	Potential operation for warehousing and distribution space with limited office requirements would utilize existing infrastructure (roads, water, sewer and electricity) and industrial and/or commercial zoning, help revive Rio Bravo Blvd as a commercial corridor and increase business
		and employment opportunities.
Bridge Blvd Corridor	Tito's Garage	Possible future site for a restaurant, bank, or pharmacy would utilize existing infrastructure (roads, water, sewer and electricity) and commercial zoning, development of a safe and pedestrian accessible main street with sidewalks and bike lanes and help revive Bridge Blvd as a commercial corridor increasing business and employment opportunities, construction of a safe and pedestrian accessible main street with sidewalks and bike lanes. Possible improved access to healthy food and/or health care.
Broadway Blvd Corridor	Prince/Rio Bravo	Cleanup and redevelopment of this property falls in line with the revitalization plans to use existing zoning for appropriate warehousing operations and business parks which could provide employment opportunities for neighboring residents.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy:

Economic and Community Development To further the goals developed by the South Valley community through the Bridge Blvd planning process, identification and future cleanup of sites which provide additional spaces for appropriate commercial use will be an important approach to filling gaps in the streetscape with well designed and built structures contributing to an inviting corridor. Attracting anchor business tenants will spur more small, local businesses to open on the corridor which could provide such opportunities as additional markets for locally grown produce. This increased activity will help reengage community residents and maintain the momentum for further implementation of redevelopment plans.

Equitable Development and Crime Prevention The opportunity to identify sites and verify the level of cleanup necessary will give community members a tangible response to environmental justice issues and a road map toward increased safety. The plans to redevelop corridors and sites on these corridors, promote the use of Sustainability and Crime Prevention Through Environmental Design principles. Zoning and design standards in adopted overlay zones encourage such elements as Certified Green buildings, water efficient landscaping, adaptive reuse, and solar orientation. Design standards for sustainable streets from the Bridge Blvd Corridor Redevelopment Plan (2013) that can be used for this project include strategies to improve air quality, lower maintenance costs, encourage multi-modal transportation options, and reduce solar heat gain and air temperatures.

1.c Strategy for Leveraging Resources - 1.c.i Resources Needed for Site Reuse: The County has a history of successful public/private partnerships and long-term good working relationships with NMED, NM Dept. of Transportation (NMDOT), NM Department of Cultural Affairs, has used their funds for selected projects and anticipates that these organizations can be relied on for additional funds for brownfields redevelopment. The County and NM can also provide specific funding for remediation and redevelopment of brownfield sites in addition to the EPA grant, including: Industrial Revenue Bond (IRB) These bonds can be used to enable tax exemption of County property taxes on land, buildings, and equipment. An IRB would provide exemption for the following taxes: Real Property Taxes, Personal Property Taxes, Gross Receipt and Compensating Taxes related to construction and FF&E (Furniture, Fixtures and Equipment). **Local Economic Development Assistance** This program is administered by the County and provides grant funds for reimbursement of costs for onsite infrastructure such as buildings, tenant improvements or fixed assets. Up to 50% of these costs may be reimbursed to the applicant. Gross Receipt Infrastructure Project (GRIP) This program is administered by Bernalillo County. It provides for reimbursement of public infrastructure (roads, water, sewer, etc.) only. Up to 50% of these costs may be reimbursed to the applicant. Impact Fee Waiver The County can wave impact fees for economic development projects (new or redevelopment of a facility) located within the unincorporated portion of the county. State of NM's Closing Grant Fund This fund can be used for reimbursement for building, construction, and infrastructure costs. NM Job Training Incentive **Program** This program will provide reimbursement of 50% of trainee's wages up to a six-month period. The JTIP program also provides funds for the development of a customized program and internship programs. NM Taxation and Revenue Department (NMTRD) High Wage Jobs Tax Credit With this program a taxpayer who is an eligible employer may apply for and receive a tax credit for each new high-wage economic-base job. The credit amount equals 10% of the wages and benefits paid for each new economicbase job created with a maximum tax credit of \$12,000 per qualified employee. NMTRD Renewable

Energy Production Tax Credit This program provides tax credits for eligible energy generators who produce electricity using solar energy. NMTRD Rural Jobs Tax Credit This is offered to eligible employers for qualifying jobs held by eligible employees for at least 48 weeks during a qualified period. 12.5% of the first \$16,000 in wages paid for the qualifying job (may be taken at \$1,000 per year for 2 years) and the credit may be carried forward up to three years. Tax Increment Financing (TIF) and New Market Tax Credits Both are offered in NM. Tax Increment Development Districts (TIDD) are available at the state and local government level. New Market Tax Credit program administered by the NM Finance Authority provides tax credit for qualifying investments through Finance NM, the state's Community Development Entity. Finance NM garners capital that it then leads directly to qualified business in low income communities. The NMED provides funding through the NM Clean Water State Revolving Loan Fund (RLF), which offers interest rates from 0% to 2.375% and loan terms up to 30 years for centralized and decentralized wastewater treatment, energy and water conservation associated with wastewater facilities, agricultural best management practices, habitat protection and restoration, projects that remediate or prevent pollution from landfills, silviculture, resource extraction, and brownfields. Through the Brownfield Cleanup RLF the NMED also offers low-interest loans with favorable terms for remediating contamination at an eligible brownfield site. The funds may also be used for asbestos removal or abatement. Private, non-profit and government entities are eligible. NMED and EPA Region 6 offer free Targeted Brownfield Assessments (TBA) of brownfield properties. These include Phase I/II ESAs, asbestos and lead-based paint surveys, cleanup planning and remediation cost estimates. NOTE: EPA has committed to provide a Phase I ESA for one property in the Bridge Blvd Corridor using its TBA contractors, a value of \$10,600. In addition, the NMED has agreed to perform a Phase II ESA/asbestos and lead-based paint survey of the **Bridge Blvd Motor Lodge** property through its TBA program. This work is believed to have a value of at least \$25,000.

1.c.ii Use of Existing Infrastructure: Water, sewer, electrical, telecommunications cable, and gas utilities are all present within the target areas. Existing infrastructure is considered adequate for redevelopment of priority brownfield sites and will be used whenever possible to facilitate this work. It is expected that the use of existing infrastructure will make redevelopment of target areas more cost effective. If upgrade or replacement of infrastructure is needed it is anticipated that the GRIP, Closing Grant Fund, Impact Fee Waiver can be used to help offset the cost.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i The Community's Need for Funding: The County has suffered from budget deficits for several vears. and as a result, has no funds to invest in their plans for brownfield redevelopment. In 2018, the County budget had an \$8 million shortfall. (4) In previous years it has been as high as \$53 million. (5) These financial difficulties result from a drop in funding from the state and federal governments, increased health plan costs for County employees, and a reduction in the number of inmates at the local prison without a corresponding reduction in cost for facility operation. To address the situation and pay existing financial obligations in 2018 the County was forced to cancel cost of living pay increases for employees and increase taxes. In 2016 the County cut travel, imposed 1 to 2 percent pay cuts on the sheriff's office and similar departments, and forced some employees to take unpaid days off. It has also reduced general-fund spending on social service programs. Likewise, the non-profit Coalition members Partnership for Community Action and Rio Grande Community Development Corporation, are financially incapable of paying for brownfield redevelopment. They are responsible for providing the public with programs in Education, Immigrant Rights, Neighborhood Organizing, Community Wellness, Workforce Development, Housing and Shelter, Community Improvement and Capacity Building every year but their annual budgets are very limited (<1% of the County budget). Thus, they will rely on this grant to pay for any work they perform to assist the County with grant implementation. Currently it is anticipated that these groups will coordinate public engagement and outreach activities for the grant. To provide them the resources necessary for this work it is anticipated that these expenses (room rental, refreshments, reproduction and mailing expenses, staff labor, etc.) will be reimbursed from grant money. Provided there is sufficient grant funding the same will apply to the tribal communities in the County that have a population less than 10,000 and that were mentioned above (Isleta, Laguna, Sandia) if assessment of brownfield properties on tribal lands is required during the term of the grant.

2.a.ii. Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations: The target areas have a disproportionate number of sensitive populations compared to other areas in the Bernalillo County, NM and the U.S. The target area populations include 24.7% persons with disabilities compared to 13.6% in Bernalillo County, 15.0% in NM and 12.6% in the U.S. Some portions of the **Rio Bravo Blvd Corridor**

contain 22.2% seniors (65+) compared to 14.7% in Bernalillo County, 15.8% in NM and 15.9% in the U.S. Target areas also include 31.5% children/youth compared to 22.7% in Bernalillo County, 23.9% in NM and 22.9% in the U.S. (1).

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The County lags behind the U.S.in general health status with 18.7% of adults reporting fair or poor health between 2015 and 2017 compared to 15.9% in the U.S. The County has a higher rate of uninsured persons than the rest of the country with 16.4 % uninsured compared to 12.75% for the rest of the nation. Moreover, in the County 28.8% of adults have no primary medical provider compared to 21.6% in the U.S. (6) The County has higher incidence of low birthweight, infant mortality, and asthma hospitalizations of children, compared with NM and the U.S. It is believed that the asthma rate is even worse in **South Valley** because of poor air quality. In 2013 the Air Quality Index for South Valley was 202 compared to 75 for the U.S. which makes air quality there significantly worse than average, due to automobile and industrial emissions. In addition, pregnant and nursing mothers in the area exhibit very poor maternal health. South Valley has some of the highest percentages of births to adolescents, infant mortality, and low and very low birth weights and preterm births compared to the rest of Bernalillo County, the State of NM and the U.S. (7). The explanation for this situation is related to the socioeconomics of South Valley target areas including the high number of households and children in poverty (up to 40% and 61%, respectively). This area is designated as a "food desert" by USDA which says that over 65% of residents lack access to health food and that there is a higher percentage of households experiencing food insecurity than the rest of the U.S. (3) Data also show that the life expectancy of **South Valley** residents is at least 7 to 12 years less than in other areas of Bernalillo County. Although there are many factors that influence longevity, the life expectancy of **South Valley** residents in census tracts with the most environmental hazards was on average 5.2 years shorter than census tracts with the lowest density environmental hazards.⁽⁸⁾

(3) Economically Impoverished/Disproportionately Impacted Populations: The target areas are some of the most economically impoverished areas in the County, NM and the U.S. In target areas persistent poverty has affected as much as 26.7% of residents since 1990 and more than 20% since 1970^{(1,9)*} In the target areas as many as 15.9% of residents have been chronically unemployed for more than five years which is greater than the County (6.7%), NM (7.7%) and the U.S. (6.6%), up to 38.6% of households receive social security which is greater than in the County (29.6%), NM (32.7%) and the U.S. (30.6%) and up to 40.3% of households receive food stamps/SNAP benefits compared to 15.3% in the County, 17.0% in NM and 12.6% in the U.S.⁽¹⁾ The target areas include 32% seniors (65+) in poverty compared to 10.0% in Bernalillo County, 11.9% in NM and 9.3% in the U.S. The target areas also include 60.6% children/youth in poverty compared to 25.5% in Bernalillo County, 29.1% in NM and 20.3% in the U.S.(1). The target areas also include adults with lesser education than other areas. In some of the target areas high school graduation rates are as low as 59.7% compared with 88.5% for Bernalillo County, 85.0% for NM and 87.3% for the U.S. In target areas as few as 6.2% of residents have a bachelor's degree or higher compared with 33.4% in Bernalillo County, 26.9% in NM and 30.9% in the U.S.⁽¹⁾ Environmental Justice One characteristic that all target areas have in common is that current conditions have resulted from decades of discriminatory siting practices and/or inadequate protocol for development and a lack of community engagement that have resulted in the location and operation of heavy and polluting industrial facilities in unincorporated areas of **South Valley** where the population is overwhelmingly (>85%) Hispanic or Latino. These are also areas with lower income and education and much higher levels of poverty than elsewhere in Bernalillo County. Over a period of more than 70 years the businesses that moved into these areas contaminated air, soil and groundwater, left behind significant amounts of petroleum and hazardous waste and a long-term legacy of adverse health effects for the people who were exposed. The County utilized EPA's EJ Screen tool to evaluate environmental justice issues for the target areas of South Valley, Bridge Blvd Corridor, Rio Bravo Blvd Corridor and **Broadway Blvd Corridor.** The County rates in the upper 30% for the following Key EJ Indexes for NM, EPA Region 6 and the U.S: Diesel PM, Respiratory Hazard, Traffic, Superfund Proximity, Hazardous Waste and Wastewater Discharges as well as in the upper 30% for NM, Region 6 and the U.S. for the following Key Env. Indicators: Ozone, Traffic, Superfund and Wastewater. South Valley and all the target areas are in the upper 1 – 25% for all 11 Key EJ and many Key Env. Indicators. In addition to those listed above these include PM2.5, Air Toxic Cancer Risk, Lead Paint Indicator and Proximity to Facilities That Use Acutely Hazardous Materials and must have Risk Management Plans. The screening tool shows that target areas are in the upper 10-30% for EJ Demographic Indicators for NM, Region 6 and the U.S. Thus, residents of these areas who are

a minority and linguistically isolated population with less than HS education are exposed to conditions that are worse than those for 70 - 99% of the population elsewhere.

2.b.i. Community Involvement The County has been performing community outreach and engagement to plan redevelopment of the **Bridge Blvd Corridor** for the last 8 years. This work has included distributing information and soliciting public input via print and online media, public meetings and focus groups. The plan for involving local community partners in the CWA grant project began when the County formed a Coalition to apply for this grant with two community-based non-profits, the Partnership for Community Action (PCA) and the Rio Grande Community Development Corporation (RGCDC). The three Coalition members will be assisted by the South Valley Coalition of Neighborhood Associations (SVCNA) which represents 8 various neighborhood associations. A Memorandum of Agreement (MOA) has been signed by the County and both non-profits Coalition members and is attached. Because of their extensive network in South Valley the County intends to have PCA, RGCDC and SVCNA lead community involvement for project. The approach to community involvement will include listening to collective voices/ hearing different and unique opinions; educating residents on facts, ideas, solutions, and resources for brownfield revitalization; and establishing a Brownfields Advisory Committee (BAC) to provide the Coalition with the ideas, interests and concerns expressed by community members of all ages and backgrounds. The Coalition's public involvement program will utilize traditional methods of communication such as community meetings to engage stakeholder and leaders; mailings, press releases, and website updates. In addition, public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas. In support of this grant application, the Coalition distributed flyers about the grant and advertised a public meeting through the SVCNA network, the County website, via social media (Nextdoor app). Flyers were also posted flyers at the South Valley Economic Development Center (SVEDC). The meeting was hosted by the County at the Bernalillo County Sheriff's Office (BCSO) on January 10, 2019 and was attended by 13 residents, members of the general public, community organizations, etc. The group confirmed the community need for CWA funding to inventory, prioritize, and assess brownfield sites throughout the target areas. Subsequent to the meeting a total of 20 community partners committed in writing to support the grant.

Representative List of Partners & Contact Info (additional partner commitments are included in the attached Threshold Criteria)	Description	Attend Public	Meeting Space	Meeting Refreshments	Translation Services	Outreach/ Publicity	Site Selection	Brownfield Advisory Committee
Partnership for Community Action; Javier Martinez and Nichelle Gilbert; 505-247-9222; javier@forcommunityaction.org	Community Organization	X				X	X	X
South Valley Coalition of Neighborhood Associations; Rod Mahoney; 505-681-3600; mahoney01@comcast.net	Community Organization	X				X	X	X
Pat Cat Enterprises LLC Trish Abbin; 505-280-6502; tin_news@msn.com	Business	X			X	X		
Main Bank; Alan Shettlesworth; 505-837-9535; ashettlesworth@mainbank.com	Business, Lender, Property					X	X	
DRG Properties, LLC; Skip Grodahl; sgrodahl@gslproperties.com; 503-807-6279	Developer, Property Owner		X	X				
Nusenda Credit Union; Pena Bryce; 505-889-2521; PBryce@nusenda.org	Business, Lender	X		X		X		

The Coalition will work with these individuals and organizations through formation of the BAC, which will meet at least two times per year over the three-year grant term. Diverse interests of BAC members will ensure a transparent public process and committed community input throughout the project.

2.b.ii. Incorporating Community Input: The Coalition will tailor outreach methods to each target area to ensure equal access to project information for sensitive and underserved populations. Communication will include website/social media updates, public notice boards, newspaper articles, comment cards and TV and radio broadcast. The Coalition will maintain the County's open-door policy and foster a transparent relationship

with the local press. In addition to 2+BAC meetings/yr, the Coalition anticipates hosting 2 community outreach events each year (one at the SVEDC and one at venues in other target areas) and sharing project information (such as fact sheet distribution) at ongoing outreach events. The Coalition will also use a project-specific webpage to post project information, fact sheets, meeting announcements, minutes, and other info. The webpage will be hosted on the County's website. Information will be further shared via semi-annual or quarterly newsletters prepared by the Coalition that will be distributed by PCA, RGCDC and SVCNA and any other organizations or individuals that have offered to do so. The Coalition will provide ongoing coverage via newspaper articles, public notices and Public Service Announcements that reach residents without internet access and those who have difficulty reading or do not read English. Social media and online forums will also be used to advertise upcoming meetings. Project fact sheets will be made available online and at local public facilities where notices will be posted on community boards (County offices, SVDEC, BCSO, etc.) where public meetings and community events are frequently held. The Coalition and BAC will consider all community comments received about the project and respond through the project website or other appropriate communication. Although most project communications will be published in English, the Coalition will provide material in Spanish for the Hispanic community in South Valley and target areas. Special outreach efforts (e.g. translation services) will be utilized to ensure equal access to project information for non-English speaking groups. In addition, the Coalition's programs, services, and meetings will be accessible and ADA-compliant and all project literature will include a statement that citizens may request alternative formats.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities: Pre-Grant Award: The County will issue a qualifications-based solicitation compliant with 2 CFR 200.317-326 during Q1 of 2019 for selection of a Qualified Environmental Professional (Consultant) to assist with grant implementation. Selection will occur prior to and contract will be contingent up grant award. An **In-Kind Contribution** of County staff labor will be made for this purpose. Personnel Task 1) Project Management and Other Eligible Programmatic Activities: Led by the County. Includes work necessary to ensure compliance/progress, ACRES updates, closeout and other eligible activities in support of all tasks throughout the 3-year grant. The budget also includes funding for the two Coalition member staff to attend one national and one regional brownfield conference. Task 2) Community Outreach & Involvement, Site Inventory, Prioritization & Eligibility Determination (ED) Requests: Led by coalition members PCA and RGCDC as well as SVCNA. Includes: 1) Conducting at least 10 stakeholder meetings (including formation of a BAC); 2) Preparing and publishing public notices, fact sheets, meeting materials, and a webpage; and 3) Infusing meaningful public input throughout the entire duration of grant implementation. Additional details are provided in Task 2.b. It includes work lead by Consultant and County during the first 3 to 6 months of the grant to engage the community in the site inventory and selection process and update the preliminary inventory developed during preparation of the grant application. The inventory will also be updated throughout the project, and data will be made available in GIS format. Inventory data will be integrated with existing databases to serve as a long-term planning tool and support revitalization efforts beyond the grant period. The County will complete site ED requests for priority sites to verify the eligibility of using petroleum (NMED) and/or hazardous substance funding (EPA). Task 3) Phase I/II ESAs: This task will be led by the County assisted by the Consultant. This task will start in the first 3 to 6 months of the project and will be performed throughout the grant. At least one priority brownfield site will be assessed in each of **South Valley**, Bridge Blvd Corridor, Rio Bravo Corridor, and Broadway Blvd Corridor, which represent the Coalition partners and target areas. The Consultant will perform the following activities: 1) Completion of ~12 Phase I ESAs at up to 4 high priority petroleum and 8 hazardous substance sites per the All Appropriate Inquiries Final Rule and the standards in ASTM E1527-13 Phase I ESA Process, and 2) completion of ~8 Phase II ESAs on these properties (3 petroleum and 5 hazardous). Task 4)ABCAs, RAPs & AWP: The County will lead this task. The Consultant will prepare ~6 Analysis of Cleanup Alternatives (ABCAs) and/or Remedial Action Plans (RAPs); conceptual site models; remedial action objectives; state and federal cleanup regulatory requirements; and evaluation of institutional and engineering controls. The Consultant will also develop ~2 Area Wide Plans (AWPs) for brownfield-impacted areas prioritized by the BAC. The AWPs will identify potential future site uses and strategies to facilitate reuse of existing infrastructure and/or identify potential infrastructure investments needed for alternative future uses. This task will be performed during year #2 and/or 3.

3.b.i. Cost Estimates and Outputs: The budget for all tasks uses an average rate of \$125/hr for contractual services and each task includes an average combined rate of \$50/hr for County and Coalition staff labor (\$30/hr personnel costs + \$20/hr fringe costs = \$50/hr). It also assumes 2/3 of the grant for hazardous sites and 1/3 for

petroleum sites. **In-Kind Contribution**: The Coalition proposes to offer an in-kind contribution of County staff labor of \$22,300, which is equivalent to the proposed budget for personnel + fringe costs to be funded by EPA. Site Assessment & Cleanup: \$390,000 (65% of the budget) is allocated to assessment of properties and \$121,000 (20%) is allocated for cleanup planning. Task 1) Program Management and Other Eligible Programmatic Activities: Budget: \$33,000 for Grant-Funded Activities (\$21,780 haz/\$11,220 petro) + **\$4,000 In-Kind Contribution** (\$2,640 haz/\$1,360 petro). Includes \$4,000 (\$2,640 haz/\$1,360 petro) grant funding for travel costs for the County's Economic Development Director, Marcos Gonzales and Planning and Development Services Director, Enrico Gradi, to attend two national or state/regional brownfield conferences. The budget assumes three-day attendance and includes airfare (\$400/person/conference = \$1,600 total) and hotel, meal, and incidental costs (\$200/person/ day/conference = \$2,400 total). In addition, \$25,000 (\$16,500haz/\$8,500petro) which is 100hrs x \$125/hr is budgeted for contractual costs to assist with reporting and eligible activities in support of Tasks 1-5. The budget includes the County's personnel + fringe costs totaling \$4,000 (\$2,640haz/\$1,360petro) which is 40hrs x \$50/hr. **Outputs:** ACRES Updates; Quarterly, Annual DBE, and Project Closeout Reports. Task 2) Community Outreach & Involvement & Site Inventory, Prioritization & ED Requests: Budget: \$56,000 for Grant-Funded Activities (\$36,960haz/\$19,040petro) + **\$8,300** In-Kind Contribution (\$5,478haz/\$2,822petro). Includes \$3,960haz/\$2,040petro (120hrs x \$50/hr) to pay for Coalition personnel + fringe costs to assist with community outreach/public involvement activities and \$14.850haz/\$7.650petro (90hrs x \$125/hr) for Consultant to assist with community outreach meetings, informational materials, and other community outreach/public involvement activities. For site inventory & ED the budget includes County personnel + fringe costs totaling \$1,584haz/\$816petro (24hrs x \$50/hr) and contractual services totaling \$11,880/haz/\$6,120petro (100hrs x \$125/hr) for Consultant to conduct records reviews, stakeholder interviews, site inspections, compile data, assist with prioritization and site ED requests. Outputs: Community Inventory Plan, Webpage, Fact Sheets, Other Meeting Materials. Also includes Brownfield Inventory Data Package; Brownfield Site ED Requests. Task 3) Phase I/II ESAs: Budget: \$390,000 for Grant-Funded Activities (\$257,400haz/\$132,600petro). Includes County personnel + fringe costs totaling \$3,960haz/\$2,040petro (120hrs x \$50/hr) + **\$6,000 In-Kind Contribution** (\$3,960haz/\$2,040petro). The budget assumes 1) Consultant will complete 12 Phase I ESAs [including access agreements and Health and Safety Plans (HASPs)] on priority brownfield sites at an average cost of \$5,000/site (\$40,000haz/\$20,000petro); 2) Preparation of a comprehensive Quality Assurance Project Plan (QAPP) at an estimated cost of \$7,000 (\$4,620haz/\$2,380petro); 3) Completion of ~8 Phase II ESAs at 3 high priority petroleum and 5 hazardous substance sites [including HASPs, Sampling and Analysis Plans (SAPs)] at an average cost of \$38,750/site (\$193,750haz/\$116,250petro)]. Outputs: QAPP, access agreements, SAPs/HASPs, and Phase I/II ESA Reports. <u>Task 4) ABCAs</u>, <u>RAPs & AWP</u>: Budget: \$121,00 for Grant-Funded Activities (\$79,860haz/\$41,140petro). Includes County personnel + fringe costs totaling \$2,640haz/\$1,360petro (80hrs x \$50/hour) + \$4,000 In-Kind Contribution (\$3,960haz/\$2,040petro). The budget assumes completion of ~6 ABCAs/Site-Specific Reuse Plans at 2 petroleum and 4 hazardous substance sites at an average cost of \$7,500/site (\$29,700haz/\$15,300petro); and completion of AWPs for two priority focus areas at an average cost of \$36,000 (\$47,520haz/\$24,480petro; \$72,000 total). Outputs: ABCAs and AWPs.

	Task 1	Task 2	Task 3	Task 4		
Budget Categories	PM & Other Eligible Activities	Community Outreach/ Site Inventory/ED	Phase I & II ESAs	ABCAs, RAPs and AWPs	Total	
Personnel + Fringe: Petro	\$1,360	\$2,822	\$2,040	\$1,360	\$7,582	
Personnel + Fringe: Haz	\$2,640	\$5,478	\$3,960	\$2,640	\$14,718	
Travel: Petroleum	\$1,360	-	-	-	\$1,360	
Travel: Hazardous	\$2,640	-	_	-	\$2,640	
Contractual: Petroleum	\$8,500	\$16,218	\$130,560	\$39,780	\$195,058	
Contractual: Hazardous	\$16,500	\$31,482	\$253,440	\$77,220	\$378,642	
Total: Petroleum	\$11,220	\$19,040	\$132,600	\$41,140	\$204,000	
Total: Hazardous	\$21,780	\$36,960	\$257,400	\$79,860	\$396,000	
Total: Petro & Hazardous	\$33,000	\$56,000	\$390,000	\$121,000	\$600,000	
Estimated # of Sites Assessed		18	12	6+	NA	

3.c. Measuring Environmental Results To ensure that completion of all activities within the grant period, the Coalition will establish a project schedule with milestones as part of our Cooperative Agreement (CA) Work Plan. The status and estimated date of completion of outputs identified in 3.b.i and anticipated shortand long-term outcomes will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Project Close-Out Report. OPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations in schedule will be discussed with the EPA Project Officer to develop corrective actions. Between meetings and QPRs outputs that will be tracked on a project spreadsheet including: (1) # of potential brownfield sites identified/prioritized, (2) # of Phase I ESAs, (3) # of Phase II ESAs, (4) # of RAPs, and (5) # of community meetings and success stories. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using the County's GIS. This will also enable the number of parcels and acreage associated with each assessment to be accurately tracked. The following short- and long-term outcomes will be tracked: (1) # of sites cleaned up, (2) # of sites for which property title transfers are facilitated, (3) # of sites and acres of land redeveloped, (4) # of acres of parks/greenspace created, (5) \$ of private investment and other leveraged funding, (6) # of jobs created or retained from redevelopment projects, and (7) increased property value and tax revenue. These tracking mechanisms will ensure the project addresses key EPA objectives and community goals.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. Programmatic Capability/Organization Structure: The County will lead the Coalition, with support from Coalition members PCA and RGCDC and partner SVCNA. Located in an unincorporated area with limited resources, the Coalition partners have a long history of working collaboratively to share resources and expertise. The County will employ an organizational structure that ensures project roles and responsibilities are clearly defined from the start. The County will be responsible for all administrative and programmatic tasks and has assembled a project management team with over 50 years of combined, relevant experience. In addition, Coalition partners have assigned a senior-level staff member to support all phases of the project. Enrico Gradi, Brownfield Project Manager: Enrico has worked as the County Director of Planning and Development Services for 20 years. He holds a master's degree in Community and Regional Planning. Enrico has developed in-depth knowledge of the South Valley through many community meetings related to land use and zoning issues. Marcos A. Gonzales, Assistant Brownfield Project Manager: Marcus is Director for the County Economic Development Department and has 14 years of experience with economic development which includes working at NM's Economic Development Department. He previously helped businesses throughout NM create more than 4,800 jobs and nearly a billion dollars of private investment. In his current job Marcos' responsibilities include small business development and increasing the economic vitality of the **South Valley** Main Street. Marcos holds a bachelor's degree from the Anderson School of Business at the University of NM and an MBA from the University of Phoenix. Lucas Tafoya, Assistant Brownfield Project *Manager:* Lucas has been with the County for over 22 years. He holds a bachelor's degree in environmental science. Mr. Tafoya is a registered health sanitarian with broad experience in community health and community health protection. Mr. Tafoya currently manages the public health protection section of the County and is the county public health officer. Javier Martinez, Executive Director, PCA will lead efforts for the PCA and work with stakeholders in the South Valley target area to prioritize sites that support community goals. Partnership for Community Action is a community-based organization that works to build strong, healthy communities in Albuquerque's South Valley. PCA focuses on critical community issues like education, economic sustainability, wellness, and immigrant rights. Josue Olivares, Executive Director, **RGCDC** will lead efforts to work with stakeholders in the **South Valley** area to prioritize sites that support community goals. Additional Support: The Coalition has additional planning, business development, GIS and support staff in both the County Planning and Development Services and Economic Development Departments. The County also has proactive succession planning to eliminate project delays and ensure that staff who may be reassigned to the project have appropriate qualifications and experience. Contractor **Procurement:** During Q1 of 2019 the County will issue a competitive qualifications-base solicitation in compliance with 2 CFR 200.317–326 to contract a consulting team for this project. Early procurement of a Consultant will position the Coalition for expedited activities upon execution of the CA. Governance **Structure**: Led by the County, the Coalition has already signed an MOA and will use a consensus governance structure, ensuring the interests of members are considered during site selection. Within the first quarter of 2020 we will convene a BAC to assist with the site selection process. 4.a.ii. Acquiring Additional **Resources:** If additional contractors are required, NMED has committed to provide the Coalition with a list

of prequalified firms to significantly expedite the selection process. NMED has also committed to review bids and will advise the Coalition which firms might be appropriate to contract to provide desired services.

4.b.i Currently Has or Previously Received an EPA Brownfields Grant: The County has been the recipient of three previous EPA brownfield grants.

Brownfield Assessment Demonstration Pilot Grants (1998 & 2002): The County received an assessment grant on 9/29/98 for \$200,000 and a supplemental assessment grant on 9/25/02 for \$150,000. Both grants had the same CA number (BP 98617901) and were for hazardous substances sites. Over a seven-year period (1998 – 2005) the County used grant funds to develop an inventory of 30 brownfields sites. Six properties were identified as priority sites and targeted for assessment. The County created a 6-member BAC to involve local government, businesses, and surrounding neighborhoods in the planning process, develop guidelines for characterization, risk assessment, and cleanup levels. Pilot assessment grant funds were used to perform a Phase I ESAs on 6 properties and Phase II ESAs on 4 properties. Two cleanup/construction jobs were reportedly created. In addition, \$50,000 of cleanup money was leveraged and \$30,000 in assessment funds were received from local sources. The Phase I/II assessment of Serna Trucking (a former heavy truck maintenance facility) led to the development of a clean-up plan and eventual development of the Vecinos del Bosque Park, a multi-use park with access to the Rio Grande, a walking trail and a playground. After a Phase II ESA the cleanup of Nine Mile Hill Landfill was formally accepted into the State of NM voluntary cleanup program. Finally, the Phase I assessment of two properties determined that no further action (assessment or cleanup) was needed. A Project Closeout Report for both assessment grants was submitted to EPA 10/17/05. Brownfield Cleanup Revolving Loan Fund Grant (2000): The County and the City of Albuquerque were joint recipients of a \$1 M Brownfields Revolving Loan Fund Grant. The City was the lead agency and the County was the site manager. Grant money was used to make loans to parties wanting to redevelop property in the City. The loans/redevelopment that occurred with this grant included: (1) \$350,000 in EPA funding provided to Family Housing Development Corporation for cleanup and redevelopment in 2005 of Bell Trading Post as affordable housing and offices occurred as did leveraging of \$4.9 million of private investment, (2) \$213,000 in EPA funding provided to Library LLC results in the 2005 cleanup and redevelopment of Old Albuquerque HS School Library, the construction of stylish lofts that are available for rent and the creation of 30 jobs, and (3) \$200,000 in EPA funding provided to the Andaluz Hotel resulted in the 2008 cleanup and renovation of this property and the creation of 50 jobs. Grant closeout occurred 4/8/09. **Grant Requirement Compliance:** The County complied with all requirements included in the CA for the two assessment and the one RLF grant it received including: (1) development of brownfield inventory, (2) preparation and timely submittal of 25 QPRs with information on 12–14 Assessment Performance Measures, (3) preparation and submittal of written Property Profile Forms (PPF) for every eligible property on which an assessment was performed (ACRES database was not available at the time), and (4) public engagement and outreach activities and formation and coordination of work performed by a BAC. QPRs/PPFs included Phase I/II ESAs completed, clean-up plans completed, redevelopment underway, leveraged funding committed, and cleanup/ construction jobs leveraged. The County utilized all funds awarded and no money was returned to EPA. No audits are known to have been conducted on these grants and there are no adverse audit findings.

⁽¹⁾ Unless otherwise noted, all data reflect 2013-2017 American Community Survey 5-yr data (obtained from www.factfinder.census.gov).
(2) Brownfield inventory data from NMED, ACRES, AIRS/AQS, CAMDBS, CEDRI, ECOMAP, E-GGRT, EGRID, EIA-860, EIS, LMOP, LUST-ARRA, NCDB, RADINFO, RBLC, RCRAINFO, RMP, SEMS, SFDW, SSTS, TRIS, TSC federal databases
⁽³⁾ Existing Conditions Report for the Bridge Boulevard Redevelopment Plan, 2013. HDR. May (revised).

⁽⁴⁾ KRQE, 2017. Bernalillo County looks to balance 2018 budget. April 11.

⁽⁵⁾ KOAT Action News, 2015. Bernalillo Co. looks to purchase building despite deficit. April 15.

⁽⁶⁾ County Rankings and Roadmaps, Robert Wood Johnson Foundation (http://www.countyhealthrankings.org/)

⁽⁷⁾ NM Department of Health's IBIS website: https://ibis.health.state.nm.us/community/highlight/report/GeoCnty/1.html

⁽⁸⁾ Joint Center for Political and Economic Studies, 2012. Place Matters for Health in Bernalillo County: Ensuring Opportunity for Good Health for All, A Report on Health Inequities in Bernalillo County, NM. September.

⁽⁹⁾ Community Risk Factors, Environmental Justice, and Health Inequities in Bernalillo County, New Mexico Center on Human Needs Virginia Commonwealth University September 2012.